

CITY OF MOUNTAIN VIEW
SHORELINE
WEST
PRECISE
PLAN

SHORELINE WEST PRECISE PLAN
(Formerly Charleston-Rengstorff)
P(1)

Adopted by the Mountain View City Council
October 10, 1977
Resolution No. 11782

<u>AMENDED</u>	<u>RESOLUTION NO.</u>	<u>SUMMARY</u>
July 26, 1983	13838	Change Area 2 from commercial to industrial use, new development and design guidelines
July 31, 1984	14030	Change land use designation of Area 4E from open space to industrial
February 13, 1990	15057	Change setback and site design criteria and hotel site Areas 3A and 3B
June 25, 1996	15976	Change Area 3 to permit industrial/office/R&D uses with new development and design guidelines

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SHORELINE WEST PRECISE PLAN

I. INTRODUCTION

A. PURPOSE

The purpose of the Shoreline West Precise Plan is to establish a zoning framework which permits additions and alterations to existing industrial/R&D developments and establishes appropriate standards of development for a new hotel or new industrial/office/R&D complex. The special provisions and flexibility of the Planned Community (P) Zone will help integrate new development with existing surrounding uses and Shoreline at Mountain View and foster distinctive, quality developments which will benefit the North Bayshore Area and the community.

The Shoreline West Precise Plan consists of the area bounded by Permanente Creek, Shoreline at Mountain View, the Coast-Casey industrial area and U.S. 101 (Figure 1). It is divided into four subareas: Areas 1, 2 and 4 are developed with industrial park buildings and uses, and Area 3 is vacant. Land use and development criteria in this Precise Plan are intended to permit appropriate modifications to existing developments and to promote new developments that respond to the unique character of Area 3 while ensuring a continuity of open spaces and streetscape improvements throughout all four subareas and surrounding properties.

B. GOALS AND OBJECTIVES

1. General Plan

Mountain View's General Plan identifies the North Bayshore Area an important area of opportunity in the City and specifically identifies the intersection of North Rengstorff Avenue, Amphitheatre Parkway and Charleston Road as an important gateway to the North Bayshore Area. The following General Plan objectives serve as the basis for specific development criteria in this Precise Plan:

- Maintain strong and stable sources of City revenues while promoting an appropriate balance of land uses in the City, including encouraging land uses that generate revenue in the City while maintaining a balance with other community needs, such as attracting a major new hotel to Mountain View (Goal M, Policy 37 and Action 37.b).

- Attract and retain a variety of businesses in the community by working with the business community to understand their business needs, assessing how the City's land use policies can accommodate economic growth, and ensuring that rezoning industrial and commercial sites will not significantly hurt the City's economic base (Policy 39, Actions 39.a through 39.c).
- Maintain high-quality architectural and site designs to create an exceptional work environment and preserve and strengthen Mountain View's identity through special architecture, landscaping, artwork and plazas. Emphasize entries to special districts with features that create an original and positive impression by revising zoning or precise plans with appropriate public and private improvements (Goal B, Policies 3 and 36, Actions 3.a through 3.d).
- Encourage development that preserves the beauty of the natural environment by promoting the visibility of and safe physical access to San Francisco Bay and other natural resources; orienting and designing development so that people can see and get to scenic features; ensuring compatible land uses next to natural resources; using the planning approval process to require landscape features and buffers to protect natural resources from adjacent development; and using well-designed outdoor areas that take advantage of natural features with minimal destruction of mature trees and vegetation (Goal D, Policies 8 through 11, Actions 8.a, 9.a, 10.a and Actions 11.a through 11.d).
- Maintain the predominant low building height in Mountain View while allowing a limited number of well-designed tall buildings in selected areas of the City, and ensure that tall buildings over three stories are especially well designed by requiring detailed analysis such as scale models, showing the relationship of the proposed building to the surrounding area (Goal S, Policy 48 and Action 48.a).
- Encourage safe, enjoyable pedestrian opportunities by providing safe walkways and pedestrian crossings of creeks or other physical barriers (Goal J and Policy 28).
- Consider rezoning land or amending Precise Plans in industrial districts to bring commercial uses, such as restaurants and

convenience shopping, closer to employment centers (Policy 33 and Action 33.b).

2. Planned Community District

The purpose of the Planned Community (P) Zoning District is to provide for those uses or combinations of uses which are more appropriately developed as a planned area development requiring special considerations for proper integration within the project and in response to the unique site characteristics. The standards of this Precise Plan are aimed at implementing the goals specified in the General Plan.

II. USE AND DEVELOPMENT STANDARDS

The following are specific use and development standards broken down by subarea. Section II.A defines the specific standards for Areas 1, 2 and 4, and Section II.B sets forth the standards specific to Area 3. Section III defines general provisions applying to all development subareas.

A. AREAS 1, 2 AND 4

1. Descriptions

Most of the properties in Areas 1, 2 and 4 have been developed with corporate offices and limited industrial, research and development uses. The following criteria are intended to provide common standards for use, new development and expansions of existing developments.

2. Principal Permitted Uses

- a. All uses listed as principal permitted uses within the ML zone.
- b. Storage, warehouse and wholesale operations when conducted within a fully enclosed building.
- c. Agricultural and animal husbandry uses, including accessory residential uses.

3. Provisional Uses

- a. All uses listed as conditional within the ML zone, including commercial uses to serve the industrial uses.

- b. Outside storage when properly screened, not to exceed 5 percent of the site.

4. Height

Maximum building height shall be two stories. Building height may be further modified as necessary to protect visual relationships between Shoreline at Mountain View and surrounding areas.

5. Lot Area and Lot Requirements

- a. Lot area—minimum 80,000 square feet.
- b. Front Yard:
 - Area 1—50' along Garcia Avenue, 60' along Charleston Road and Rengstorff Avenue.
 - Area 2—40' along Charleston Road-Garcia Avenue, 35' along other streets.
 - Area 4—60' along all street frontages.
- c. Side and Rear Yards:
 - Areas 1, 2 and 4—A minimum aggregate of 30' for lots between 1.5 acres and 3 acres, and 50' for lots greater than 3 acres.
 - Area 4—A minimum of 100' adjacent to Shoreline at Mountain View, 50 percent of which must be landscaped.
- d. Building Coverage:
 - Areas 1 and 4—A maximum aggregate building coverage of 20 percent of the lot.
 - Area 2—A maximum aggregate building coverage of 30 percent of the lot.

6. Maximum Floor Areas

- a. Areas 1 and 2—13,000 square feet of floor area per developed acre.
- b. Area 4—11,000 square feet to 13,000 square feet of floor area per developed acre. The upper limit may only be granted on the finding of the Zoning Administrator that the project provides truly noteworthy, innovative architectural design, excellent siting relative to Shoreline at Mountain View and substantially exceeds the minimums for landscaping (including use of publicly oriented sculpture) and design set forth in Sections III.A and III.B below.

7. Minimum Landscape Percentage

- a. Area 1—30 percent of the lot area.
- b. Area 2—20 percent of the lot area.
- c. Area 4—35 percent of the lot area.

8. Minimum Streetside Landscaping

35' of landscaping from back of curb to parking areas.

9. Signage

Signage provisions of the ML ordinance shall apply.

B. AREAS 3A AND 3B

1. Descriptions

Area 3 consists of 20.64 acres, divided into two sites (Site 3A and Site 3B) by Amphitheatre Parkway. Sites 3A and 3B are centrally located, highly visible sites that are intended to be a gateway focal point to the North Bayshore Area.

Site 3A is a 13.68-acre, triangular-shaped site which is bordered by Amphitheatre Parkway to the north, Permanente Creek to the east and Charleston Road to the southwest. This site is generally located between a major open space area to the north, a high-intensity

corporate office use across Permanente Creek to the east and low intensity industrial park campuses to the south and west.

Site 3B is a 6.96-acre, roughly rectangular site bordered on the north by Shoreline at Mountain View, the closed Vista Slope Sanitary Landfill across Permanente Creek to the east, Charleston Road to the west and Amphitheatre Parkway to the south. The portion of Shoreline At Mountain View to the north is a closed landfill, used as an open space recreation area and golf course.

2. Purposes

- a. Emphasize the importance of these properties as a gateway to the North Shoreline Boulevard area; and
- b. Provide a high-profile location in the Community for a major full-service hotel with supporting commercial services and/or an industrial/office/R&D use.

3. Principally Permitted Uses

Either of the following uses is separately permitted or may be developed in combination with the other, with no linkage requirement:

- a. Industrial/office/R&D uses.
- b. A major, full-service hotel of up to 500 guest rooms with supporting commercial services, including restaurants, a bank, retail uses and athletic/health facilities.

4. Accessory Uses

The following accessory uses may be approved through the Site Plan and Architectural Review process when it can be demonstrated that they are consistent with the objectives of this Precise Plan, and are complimentary to, and properly integrated with the principally and provisionally permitted uses.

- a. Small outdoor equipment and storage areas that are attractively screened from adjoining streets and properties; and
- b. Employee and customer amenities such as cafeterias or recreational facilities.

- c. Outdoor commercial uses, including recreational facilities such as a tennis courts or other similar uses appropriate to the hotel or industrial/office/R&D development.

5. Master Development Plan for Transfer of Development Rights and Property Use Coordination

An overall master development plan is required at the Planned Community Permit stage to designate major features of the sites, locate each planned major component of the project(s) and ensure proper coordination of the site functions. This master development plan shall specify the sizes and locations of any transfers of development rights from one or more portions of the properties to other portions of the properties. Further, since total property development involves two properties and could consist of two different uses, special provisions to ensure proper design and functional coordination of these uses across both sites is required. The master development plan itself is intended to be advisory, providing direction toward the goal of a gateway development on both properties, even if the properties develop at different times, with different uses, or under different ownerships.

Opportunities for shared uses such as parking and recreational facilities shall be exploited. Alternative site studies will be required of the applicant to evaluate the proper form and location of buildings and functions over both sites.

If on-site mitigation for burrowing owls is required by the City Council as part of the Planned Community Permit, the location of the protected areas shall be included on the master development plan.

The master development plan must demonstrate that the projects will meet the criteria specified in this plan, and the following findings must be made by the City after required public hearings for the portion of the site being approved:

- a. The organization of uses and functions on the two properties is coordinated to maximize efficiency opportunities such as shared circulation, parking and recreational facilities, while at the same time ensuring that the different functional needs of the each use is not compromised;

- b. The master development plan implements the General Plan goal of developing the gateway site to respond to the area context by optimizing existing natural and other features such as Permanente Creek and the Shoreline at Mountain View golf course through physical and functional connections to the mixed-use development;
- c. The industrial/office/R&D use is developed according to the development standards specified in this Precise Plan;
- d. The hotel and supporting commercial uses are developed according to the development standards of this plan as well as the hotel quality standards specified in this Precise Plan;
- e. The development as a whole will be exceptionally well designed and detailed as appropriate to this highly visible site;
- f. The proposed development is compatible with surrounding developments, Shoreline Amphitheatre, Shoreline at Mountain View and adjacent landfills and will not be detrimental to the public health, safety and welfare; and
- g. Environmental mitigations have been developed that adequately protect the riparian corridor.

6. Gateway Prominence

Because these properties form an important gateway entrance into the North Bayshore Area, special attention shall be given to the siting of buildings, landmark building design, public art and special landscape design. Use of talented, experienced and recognized architects and designers shall be encouraged to create innovative, high-quality, one-of-a-kind buildings and site design.

7. Hotel Quality Standards

The hotel designer and operator shall be evaluated and approved by the Shoreline Regional Park Community District Agency Board, after review by Agency staff and consultants using the following guidelines:

- Ability to meet the high-quality design, amenity and operational standards of the hotel industry for the market area.

- Minimum of 240 rooms.
- At least 15,000 square feet of meeting and conference space with appropriate catering support.
- Incorporation or separate development of a "white tablecloth"-quality restaurant to serve the community as well as hotel guests.
- Normal guest room of at least 400 square feet.
- Distinctive, site-specific architecture appropriate to the gateway and park setting.

8. Architectural Design

- a. In keeping with the prominent location as an entrance to North Bayshore and Shoreline at Mountain View, special emphasis shall be given to architectural and site design excellence.
- b. These gateway sites are a special opportunity to create distinctively designed developments. It is important that the architecture and site designs integrate uses, functions, buildings, landscaping, pedestrian walkways and vehicular circulation. However, it is recognized that independent architectural identity for different uses is important to achieve.
- c. The architecture should be responsive to the surrounding natural and built environment and be constructed with high-quality building materials.
- d. Buildings should have a variety of heights, and number of stories, which provide a sensitive transition to adjacent open space areas and developments, preserve view corridors and minimize building mass. The design and height of buildings along major pedestrian walkways and entries shall create a pleasant pedestrian environment.
- e. Buildings shall be clustered to create defined and usable open spaces and maintain views through the site. Development applications for the Planned Community Permit shall identify proposed view corridors through the site.

9. Maximum FAR and Transfer of Development Rights

The maximum baseline FAR for all uses is 0.43 counted across both sites (3A and 3B). A graduated bonus density incentive of up to 0.53 (across both sites) may be permitted for increased landscaping or landscaping which enhances the wildlife characteristics of the area and contiguous properties, especially along Permanente Creek, on up to 3.8 acres above the 35 percent required minimum open space, and in accordance with the landscaping provisions of Section II.B.14.a.-d. of this plan.

This means that building square footage may be transferred from one or more areas of the properties to other areas in direct exchange for new open spaces, provided that the baseline FAR counted across both properties never exceeds 0.43 and the maximum FAR under the bonus incentive never exceeds 0.53. This transfer shall be accomplished in accordance with the provisions specified for the Master Development Plan for Transfer of Development Rights and Property Use Coordination in Section II.B.5 of this Precise Plan. At-grade and below-grade structured parking is excluded from the FAR calculation.

10. Minimum Lot Area

- a. Generally, there shall be a minimum of 120,000 square feet of lot area for subdivision purposes. Subdivision into smaller parcels may be permitted for financing or special use (e.g., restaurants), but only if part of a larger "project" of at least 3 acres.

11. Building Height

- a. Site 3A: The maximum building height for all uses shall be 5 stories, including any structured parking.
- b. Site 3B: The maximum building height for all uses shall be 2 stories, including any structured parking.
- c. Building height shall be measured from top of nearest curb. Buildings shall be designed to provide a variety of heights that are sensitive to view corridors, surrounding development and natural features.
- d. The Zoning Administrator may permit certain architectural features to extend beyond the maximum height if the feature

improves the overall architectural design and does not increase occupiable building square footage or materially increase perceived building mass.

12. Setbacks

- a. Streetside: 70' along Charleston Road and Amphitheatre Parkway (measured from the back of curb).
- b. Permanente Creek:
 1. Site 3A: Buildings shall be set back a minimum of 80' from the centerline of Permanente Creek, and parking and paved pathways shall be set back a minimum of 65', to create a creekside buffer zone.

Site 3B: Buildings, parking and paved pathways shall be set back a minimum of 50' from the hinge point of the top of the bank to Permanente Creek to provide protection for riparian habitat.
 2. The building height should transition lower toward the creek, and the buildings should be arranged to avoid a solid, unbroken mass next to the creek.
 3. Particular care should be taken with building and site design within the creekside buffer zone to enhance views of the creek and protect the creek habitat.
 4. Landscaping within the creek setbacks shall be limited to native vegetation appropriate to riparian corridors. Improvements such as pathways and bikeways shall be limited, shall only use semipermanent materials such as crushed granite and shall be hidden from view by the native riparian vegetation.
 5. Access to the pedestrian/bicycle pathways on the eastern bank of the creek shall be provided, linking the sites to Shoreline at Mountain View to the north (access from Site 3A through the overcrossing at Amphitheatre Parkway).

6. Except as otherwise specified above, the design of the landscaping in the creekside buffer zone shall respond to the criteria developed in the Permanente Creek Study.
- c. Shoreline at Mountain View for Site 3B:
1. A zero setback to the property line shared with Shoreline at Mountain View may be permitted subject to the following criteria:
 - Compliance with the Building Code;
 - Consideration of joint participation between the property owner and the City in the cost of installation and maintenance of landscaping between the north property line and the Shoreline at Mountain View golf course landscaping will occur in conjunction with the review of specific project landscaping; and
 - The project design does not have a continuous, long, linear building wall along the property line.
 2. Special criteria for building design is necessary adjacent to Shoreline at Mountain View. Particular attention should be given to the siting, height and design of buildings to preserve adequate vistas to the surrounding mountains. Buildings adjacent to the park must be sited and designed to avoid dominating or excessively obstructing the park. The transition zone adjacent to Shoreline at Mountain View shall be treated as an asset to be enhanced, not as the rear of the project devoted to unscreened loading, service delivery and parking.

13. Building Separations

- a. Interior building setbacks and yards shall be sufficient to provide adequate distances between structures and enough landscaping to blend with and enhance the open space areas on the site. A separation between buildings approximately equal to the average heights of the buildings is a useful guide.
- b. If property is subdivided, separations between buildings should be equal to the average height of the buildings.

14. Landscaping and Open Space

- a. Open space areas should be located and improved so that there is a visual connection between open spaces on the sites and the open space on Vista Slope, Shoreline at Mountain View and Permanente Creek. Open spaces shall be used to highlight the views of Vista Slope and Shoreline at Mountain View from the sites and to provide a visual gateway that invites visitors into the North Bayshore Area.
- b. A minimum of 35 percent of the site shall be landscaped open space area. A minimum of 75 percent of the required minimum open space and bonus open space area must be planted and not contain hardscape features such as sidewalks, plazas and recreation courts.
- c. The bonus open space on the site will be developed so as to enhance the natural character of the area and contiguous properties, especially adjacent to the creek.
- d. A minimum of 50' of landscaping measured from the back of curb on Charleston Road and Amphitheatre Parkway is required.

15. Parking

- a. Parking spaces shall conform to the design standards of the Zoning Ordinance, Parking Section.
- b. The Zoning Administrator shall determine the required amount of parking spaces depending on the mix of uses and functions. The applicant shall furnish the Zoning Administrator a parking analysis which evaluates the parking needs by the time of day for the mix of proposed uses, including shared parking between functions where appropriate. This analysis must compare the proposed parking with the parking requirements in the Mountain View Zoning Ordinance.

16. Vehicular Circulation

Driveways into the site should be designed to improve traffic safety, minimize pavement and coordinate activities on the site.

17. Pedestrian Circulation

Pedestrian pathways shall be established between uses on the site and shall connect to the pathway on the eastern bank of Permanente Creek and to the Shoreline at Mountain View golf course via the Amphitheatre Parkway overcrossing.

18. Signage

A sign program shall be developed as part of the Planned Community Permit, coordinating all site signage, including multiple uses. Signs for the hotel shall generally not exceed 300 square feet and shall be primarily oriented to Charleston Road and Amphitheatre Parkway. Signs for freestanding restaurants, retail or recreation facilities or separate conference facilities should generally follow the C3 District sign standards.

19. Protection of Burrowing Owls and Nests

There shall be compliance with all State and Federal regulations related to the protection of burrowing owls—for example, implementation of an approved Wildlife Management Plan acceptable to the California Department of Fish and Game. Weed abatement, which avoids impacts to burrowing owls and their nests, shall be accomplished to the satisfaction of the Public Works Director.

III. GENERAL PROVISIONS APPLYING TO DEVELOPMENTS IN ALL AREAS

The following criteria apply to developments in all subareas.

A. PUBLIC ART

Publicly oriented art shall be incorporated into the site and building design of each development and shall be exceptional in content, form and contribution to the community.

B. LANDSCAPING

NOTE: Throughout the Plan, the landscape requirements are set forth as strong guidelines from which the Zoning Administrator may grant some small deviation if it can be demonstrated that the modification will result in an improved plan overall.

1. General Landscape Standards

Landscaping throughout the four subareas shall be designed to further the quality and prominence of the area.

- a. An extensive mixture of trees in varying scale, color and form should be used in the landscape design of each development.
- b. All landscaping areas shall be irrigated.
- c. Landscaping shall be used to:
 - Enhance the building architecture;
 - Screen and soften parking areas or other broad expanses of pavement;
 - Screen mechanical equipment such as transformers, groundwater extraction wells and water backflow preventers.
 - Create integrated themes that define vehicular entries, pedestrian walkways and open space areas;
 - Blend with surrounding landscaping and public open space areas and create transitions and buffers between uses on adjacent properties; and
 - Create visual linkages with Farmer's Field, Vista Slope and Shoreline at Mountain View, particularly along Permanente Creek, and the northern property line shared with Shoreline at Mountain View.

2. Streetside Landscape Standards

Streetside landscaping should incorporate features of the North Bayshore Area Streetscape Guidelines to create continuity with the rest of the North Bayshore Area. This includes meandering sidewalks, mounding, groundcover, shrubs and street trees as described in the Guidelines.

3. Parking Area Landscape Standards

- a. The view of parking from roadways should be softened by landscape berms, plantings and mounding. This treatment should reduce the view of cars but retain a visually open quality.
- b. Adequate landscaping should be provided to create a buffer between parking areas and buildings. There shall generally be a minimum of 5' of landscaping between parking areas and the building for every story of building height.
- c. Large-canopy trees should be planted in landscaped strips or tree wells, at a minimum spacing of one tree for every three cars and with landscaped islands about every tenth space to provide a canopy to shade the parking areas and to obscure these areas from views from Shoreline at Mountain View and Vista Slope.
- d. Buildings and parking lots shall be designed to minimize security conflicts during Shoreline Amphitheatre concerts.
- e. Structured parking shall be adequately landscaped to minimize the structure and create a more attractive pedestrian environment.

C. ARCHITECTURAL AND SITE DESIGN

The North Bayshore industrial district is identified by quality developments that incorporate outstanding architecture and site design, abundant landscaping and public art. New development should enhance and contribute to this unique environment.

1. Roof and Ground Equipment

- a. Roof equipment shall be screened on all sides, including obscuring the equipment from the elevated viewpoints from Shoreline at Mountain View and Vista Slope.
- b. All roof and ground equipment shall be attractively screened and architecturally integrated with the building and site design. Ground equipment, not in prominent locations, may be screened with opaque fencing and landscaping.

2. Noise Generation

Noise-producing vents, fans and mechanical equipment shall be oriented away from existing residential, hotel and open space uses and shall be designed to minimize nuisances to wildlife and neighbors.

3. Parking Requirements

Unless otherwise specified in this Plan, the required number of parking spaces and parking design criteria shall follow City standards. Consideration may be given to reducing parking in multiple-use facilities where it can be demonstrated that parking demands are compatible and for low-intensity industrial uses such as research and development.

4. Signs

Provisions of the ML Ordinance shall apply to industrial and office uses.

5. Long-Term Maintenance

Adequate controls consisting of easements, CC&Rs or other means shall be established by the property owners to ensure the maintenance, ponding capability and continued open space/commercial use of the lands. Similar provisions shall also be made for care and maintenance of landscaped open areas within the development and be implemented prior to issuance of permits for development.

6. Minimum Elevations

All development covered by the Precise Plan will comply with the City's Drainage and Flood Control Ordinance and the Coast-Casey drainage study.

7. Soils and Seismic Reports

A comprehensive soils and seismic engineering report, prepared under the direction of the City and paid for by the developer, shall be prepared and reviewed prior to development approval of any individual site. No building permits may be issued by the City until the report is accepted and adequate safeguards, if necessary, are included in development plans.

8. Other Permits

The developer is responsible for obtaining all regional, State or Federal permits and clearances including those from FAA, Corps of Engineers, etc., if required.

IV. TRAFFIC IMPROVEMENT MEASURES

Buildings and site plans shall be designed to reduce traffic congestion by implementing the Deficiency Plan Immediate Actions Items identified in the EIR. These actions include such measures such as participating in a Transportation Demand Management Program, facilities and site design to encourage alternate modes of transportation (such as bicycles and buses) and public information programs.

V. ADMINISTRATION

A. APPLICATION PROCEDURES FOR DEVELOPMENT

1. A Planned Community Permit is required for all new development. The Zoning Administrator shall hold a public hearing on the Planned Community Permit in accordance with Section 36.22.7 of the City Code. Following the public hearing, the Zoning Administrator shall submit a report of findings and recommendations to the City Council, which will hold a public hearing to approve or deny the Planned Community Permit.

The City Council may grant exceptions to the standards in this Precise Plan as part of the Planned Community Permit if it can be demonstrated that the modification is compatible with surrounding properties, maintains the parklike character of the area, is consistent with the objectives of this Plan and will result in an improved plan overall.

2. Preparation of preliminary design approaches for informal review by City staff is encouraged prior to submitting a formal application. Early coordination and evaluation will help ensure a complete, efficient design process that can fulfill the provisions of this Precise Plan.
3. Applications for a Planned Community Permits shall include: a description of proposed uses; a site development plan; preliminary architectural drawings; cross-sections, models, simulations, or

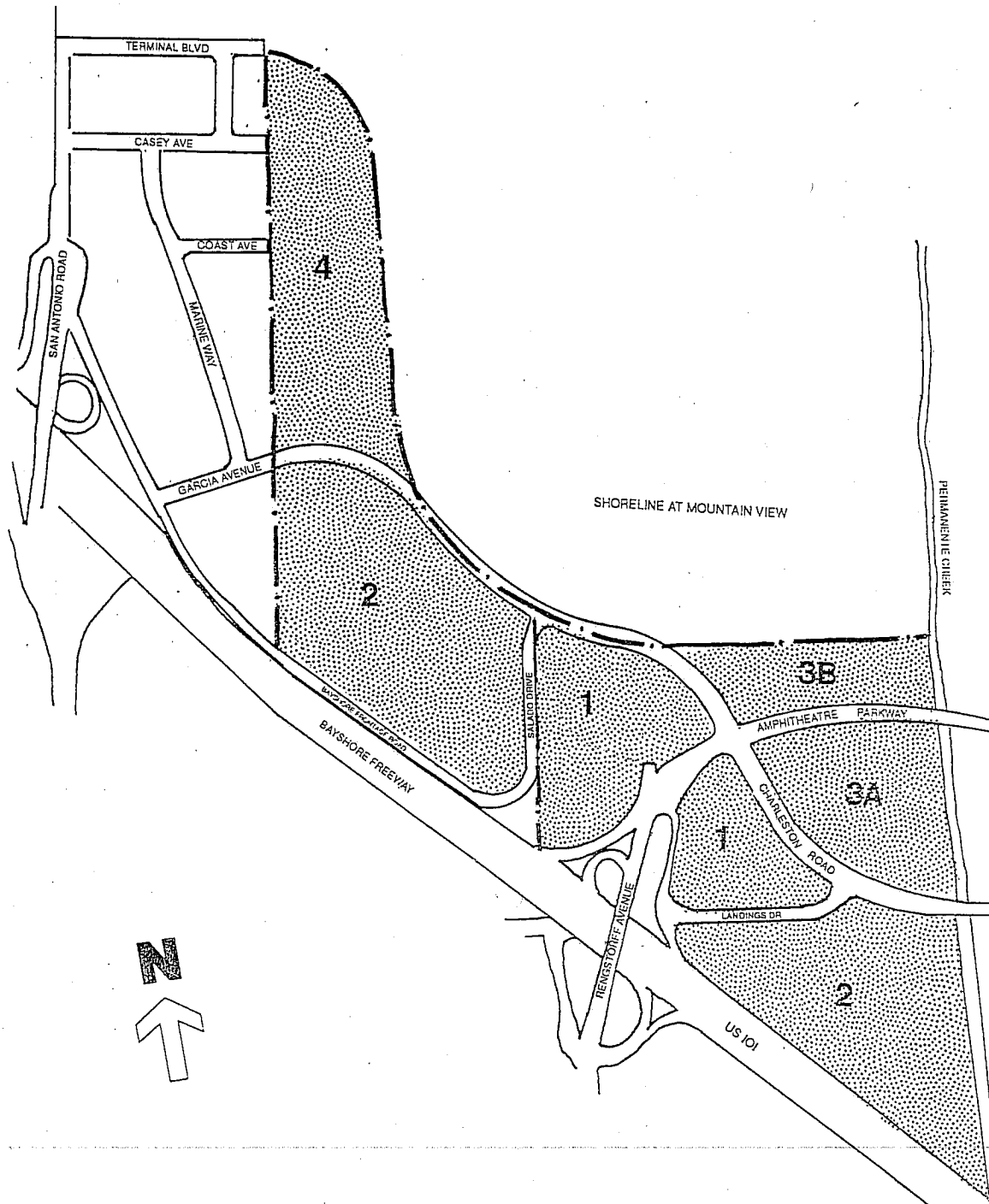
renderings that clearly demonstrate the relationship of the project with surrounding development, Shoreline at Mountain View, Permanente Creek and Vista Slope; preliminary grading plans, view corridor analysis; and other information required by the Zoning Administrator to fully explain the proposed project and in accordance with standard submittal requirements.

4. Any proposed mixed-use project on Area 3 must include submittal of phasing program (if any).
5. The Zoning Administrator shall hold a public hearing for applications for provisional uses and may approve those uses that are consistent with the following findings:
 - a. The use is compatible with permitted land uses, surrounding development, Shoreline at Mountain View, Permanente Creek, Vista Slope and adjacent landfills.
 - b. The use will not be detrimental to the public health, safety or welfare.
 - c. The use is consistent with the objectives of this Precise Plan.

Provisional uses may be approved as part of a larger Planned Community Permit or by separate application.

6. Approval of signs, minor site changes and minor building alterations that are in conformity with this Plan may be authorized administratively through the Site Plan and Architectural Review process by the Zoning Administrator and do not require a Planned Community Permit.
 - a. The Zoning Administrator may grant an exception to the standards in this Precise Plan for minor changes if it can be demonstrated that the modification is compatible with surrounding properties, enhances adjacent creeks, maintains the parklike character of the area and will result in an improved plan overall.

SHORELINE WEST PRECISE PLAN MAP



VI. APPENDIX:

STATEMENT OF FINDINGS, MITIGATIONS AND OVERRIDING CONSIDERATIONS

CEQA FINDINGS AND OVERRIDING CONSIDERATIONS CHARLESTON ROAD PROJECT

LAND USE

1. **Adverse Environmental Effect:** Options A and A.1 would result in substantially greater development intensities than the surrounding area.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The impacts will be mitigated by implementation of the design guidelines in the Revised Shoreline West Precise Plan, which will provide appropriate setbacks, landscaping, and architectural guidelines.

GEOLOGY

2. **Adverse Environmental Effect:** Future development under all project options would be subject to potential seismic impacts including groundshaking, lateral spreading, and liquefaction.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: A comprehensive soil engineering and geologic study would be completed prior to building permit issuance to develop design criteria for all proposed structures. All future development must conform to the Uniform Building Code.

3. **Adverse Environmental Effect:** Future development under all project options would be subject to potential soils impacts from expansive soils, which could damage structures.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: A comprehensive soil engineering and geologic study will be completed prior to building permit issuance to develop design criteria for all proposed structures to avoid impacts from expansive soils or other hazardous soils conditions. City regulations will also require implementation of an Erosion and Sediment Control Plan during construction.

POPULATION, JOBS, AND HOUSING

4. **Adverse Environmental Effect:** Options A, A.1, B, and B.1 would worsen the City's existing and projected jobs/housing imbalance.

Findings: Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Statement of Facts: The only mitigation for the significant impacts upon the City's jobs/housing imbalance is to modify the project by constructing housing on the site and creating fewer jobs *and/or* finding other sites in the City where additional housing (beyond that already identified in the General Plan) could be constructed. These options are not considered practical or feasible for the following reasons: 1) construction of housing on Sites 3A and 3B would not generally be compatible with the adjacent industrial uses, and 2) the City has already completed a comprehensive study to identify all potential housing sites within the Mountain View for the purpose of lessening the jobs/housing imbalance.

Statement of Overriding Considerations: The City of Mountain View finds that the benefits of the project outweigh the identified adverse impacts. The benefits include the following: 1) the project creates jobs which directly and indirectly benefits the local economy; 2) the project creates important new industrial/commercial space, without which existing corporations may be forced to move out of Mountain View; and 3) the hotel uses create guest accommodations and conference facilities needed by nearby corporations.

HYDROLOGY, FLOODING, AND WATER QUALITY

5. **Adverse Environmental Effect:** Development within the 100-year floodplain for all project options would result in significant flooding hazards on and off the project site.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Final project design would include specific flood protection measures based on a project-level hydrologic study for the project. The project would obtain a Flood Development Permit from the City Public Works Department. The project will provide onsite drainage facilities which maintain pre-development runoff rates to the extent feasible.

6. **Adverse Environmental Effect:** The project would result in potential water quality impacts during and after project construction.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The project shall comply with the requirements of the NPDES General Construction and Industrial permits (as necessary). These regulations require the

implementation of best management practices (BMPs) for the project. The following BMPs are recommended during construction: 1) stabilization of denuded areas prior to the rainy season (October-May); 2) limiting construction access routes and stabilizing access points; 3) using sediment barriers, dikes, or mulching; 4) directing erosion away from conveyance channels and outlets; 5) using proper construction waste storage, handling and disposal practices; 6) using appropriate methods for vehicle and equipment cleaning, fueling, and maintenance. The following measures will be implemented to minimize nonpoint source pollution during project operation: 1) safe handling, storage, and disposal of hazardous materials; 2) cleaning and maintenance of vehicles and equipment in impermeable areas with appropriate drainage systems (not to the storm drain); 3) protecting outdoor storage materials from drainage with berms or roof covers; 4) using appropriate landscaping practices to minimize runoff of fertilizers, herbicides, and pesticides; 5) installing structural stormwater treatment controls such as wet ponds, swales, vegetated filter strips, extended detention basins, and/or sand filters; 6) reduction of impervious surfaces wherever feasible. Should any facility constructed on the project site generate industrial wastes, the applicant would apply to the RWQCB for the appropriate General Industrial Permit and comply with its provisions.

HAZARDOUS MATERIALS

7. **Adverse Environmental Effect:** Hydrocarbons may be present in the groundwater near the project site, resulting in contamination of the site.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Field measurements for hydrocarbons in the groundwater beneath the project site shall be conducted and any hydrocarbon contamination would be remediated in accordance with the requirements of the Regional Water Quality Control Board and Santa Clara Valley Water District.

8. **Adverse Environmental Effect:** Pesticide residues may be present on the project site.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Soil sampling of the project site for pesticides will be conducted prior to project construction. If pesticides are found on the site, a remediation plan shall be implemented to reduce exposure of residual levels to below state and federal levels (for construction workers).

9. **Adverse Environmental Effect:** Pipes and other structures located near the north boundary of Site 3B represent a potential hazard, since the origin of these structures is not known.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: A survey will be conducted to determine the exact location of the pipe structures, and additional investigation completed prior to removal to establish the origin, past uses, and any hazards presented by the structures. A remediation plan shall be implemented, as necessary based on further investigation.

VEGETATION AND WILDLIFE

10. **Adverse Environmental Effect:** Development of the site under all project options would result in potential impacts upon Burrowing Owls on the property.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Pre-construction surveys for Burrowing Owls shall be conducted by a qualified biologist in accordance with CDFG survey guidelines in effect at the time. Surveys shall be sufficient to locate all owls resident on the site immediately prior to construction, such that the full extent of impacts can be accurately determined. If surveys undertaken during the breeding season (2/1 - 8/31) locate active nest burrows within or near construction zones, these nests and an appropriate buffer (determined by a qualified biologist in consultation with the CDFG) shall be protected from and remain off-limits to all construction activities until the breeding season is over.

Both on and off-site mitigation shall be considered. During the non-breeding season (September through January), resident owls may be relocated to alternative on or off-site habitat. The relocation of resident owls will be conducted in accordance with a comprehensive relocation plan prepared by a qualified biologist in consultation with the CDFG. This plan will be consistent with the CDFG mitigation guidelines in effect at the time. Elements of the relocation plan shall include: 1) a clear statement of the plan's objectives; 2) provisions for the relocation of all owls on the project site to lands on or off-site possessing sufficient nesting & foraging habitat; 3) a monitoring program which establishes criteria by which the success of the mitigation measures may be evaluated (length of the monitoring period to be determined jointly by the biologist for the project, the CDFG, and the project applicant); and

4) proposed remedial measures to be implemented in the event that the success criteria cannot be met. Relocation shall comply with applicable permits.

At site development an environmental document shall be prepared which is tiered off this EIR to determine final burrowing owl mitigation measures and any proposed relocation plan. The City Council shall hold a public hearing to review and discuss the environmental document and relocation plan.

Until site development at the planned community permit stage, compliance with all State and Federal regulations related to the protection of burrowing owls is required. Weed abatement which avoids impacts to burrowing owls and their nests shall be accomplished to satisfaction of the Public Works Director.

Two nesting burrows shall be maintained on the property for a minimum of two pairs of burrowing owls until implementation of a permanent mitigation.

11. **Adverse Environmental Effect:** Development of the site under all project options would result in the potential loss of three heritage trees.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The project would comply with the City's heritage tree ordinance and provide tree protection measures, including 1) temporary construction fencing; 2) retaining the native soils beneath the tree's dripline, and 3) prohibiting any trenching or paving within the tree's dripline.

12. **Adverse Environmental Effect:** Development of the site under all project options would result in indirect impacts to wildlife use of Permanente Creek.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The project would provide a buffer of 35 feet from Permanente Creek on Site 3A and 50 feet on Site 3B, as measured from the creek's western top-of-bank to the nearest structure. Native plants would be planted within the setbacks and temporary fencing erected during vegetation establishment. In addition, shrouds would be placed on outdoor lighting fixtures to direct light away from the creek.

13. **Adverse Environmental Effect:** The project could result in potential water quality impacts upon Permanente Creek and downstream wetlands.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The project would comply with the requirements of the NPDES General Construction and Industrial permits (as necessary). These regulations require the implementation of best management practices (BMPs) during and after construction.

TRANSPORTATION

14. **Adverse Environmental Effect:** All of the project options, except Option C, would result in significant traffic impacts at the intersection of Shoreline Boulevard/Charleston Road during the PM peak hour for the project + growth conditions. Under 2010 conditions, significant impacts would occur at this intersection under Options A.1, B.1, and C.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Impacts at Shoreline Boulevard/Charleston Road will be mitigated by revising the westbound striping and traffic signal phasing to provide a left-turn lane and a lane that permits through, right and left turns. This will require modification of the traffic signal phasing to provide approach (split) phasing.

15. **Adverse Environmental Effect:** All of the project options would result in significant traffic impacts at the intersection of Shoreline Boulevard/Pear Avenue during the PM peak hour under the project, project + growth, and 2010 scenarios.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Impacts at Shoreline Boulevard/Pear Avenue will be partially mitigated by the planned second northbound left-turn lane required for the Century 10 cinema complex. However, to fully mitigate operations at this intersection, the westbound approach of Pear Avenue will be restriped to provide a left and shared through right-turn lane and widening of the southbound Shoreline Boulevard approach.

16. **Adverse Environmental Effect:** All of the project options would result in significant traffic impacts at the intersection of Shoreline Boulevard/L'Avenida under the project and project + growth conditions.

Findings: Such changes or alternations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency or can and should be adopted by such other agency. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: This intersection will be eliminated with the planned SR 85 improvements at US 101. If the project is implemented prior to these improvements, or the improvements are not completed, restriping of the eastbound through lane to a shared through and right lane and the addition of a third northbound through lane on Shoreline Boulevard will be required.

17. **Adverse Environmental Effect:** All of the project options would result in significant traffic impacts at the intersection of Southbound 101 Ramps/Rengstorff Ave. under 2010 conditions.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Impacts to Rengstorff/US 101 ramps will be mitigated by restriping of the existing eastbound and westbound through lanes to permit shared through plus left turns.

18. **Adverse Environmental Effect:** The project would add traffic to the freeway segments and interchanges in the project region under the project, project + growth, and 2010 conditions, resulting in potentially significant impacts to the freeway system.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.
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Statement of Facts: For impacts upon the freeway system (CMA facilities), the project will be required to participate in preparation of a Deficiency Plan for the segments of US 101 with established LOS E standards if a violation is identified prior issuance of project building permits. The impacts to freeways would still represent a significant, unavoidable impact.

Statement of Overriding Considerations: The City of Mountain View finds that the benefits of the project outweigh the identified adverse impacts. The benefits include the following: 1) the project creates jobs which directly and indirectly benefits the local economy; 2) the project creates important new industrial/commercial space, without which existing corporations may be forced to move out of Mountain View; and 3) the hotel uses create guest accommodations and conference facilities needed by nearby corporations.

19. **Adverse Environmental Effect:** Traffic generated by events at the Shoreline Amphitheatre would result in potentially significant impacts upon access to the hotel site for Options A.1, B.1, and C, particularly Option C, which includes banquet facilities.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The hotel uses under Options A.1, B.1, and C will either avoid scheduling banquet or convention events that overlap with Shoreline Amphitheatre events during the period when traffic is exiting the Amphitheatre, or the hotel will provide for manual control of traffic at the hotel driveways.

20. **Adverse Environmental Effect:** Trips generated by the project will contribute to peak period congestion and regional air quality impacts.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The project applicant shall prepare a trip reduction plan. In addition, the applicant shall participate in the existing CalTrain shuttle project which serves the area.

21. **Adverse Environmental Effect:** Without proper site design, inadequate access to the site will occur, and inadequate parking facilities will be provided.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The project shall meet the City's vehicle, bicycle and handicapped parking standards for the proposed R&D and hotel uses on the project sites. Shared parking opportunities shall be explored based on the actual development proposal to determine if additional parking will be required for the retail, restaurant and conference/banquet facilities anticipated as part of the project. The project frontage shall provide for the continuation of pedestrian and bicycle amenities provided on adjacent properties in the area. The primary access to Sites 3A and 3B shall be from Amphitheatre Parkway and shall be located at the existing median break. The left-turn storage length provided in the existing left-turn lane shall be reviewed at the project-level to ensure that adequate storage length is provided. If access is required from Garcia Avenue, the driveway for Site 3B shall be placed near the northern property line and shall be restricted to right turns only. The primary access to Charleston Road shall be aligned with Landings Drive. If additional access from Charleston is necessary to serve the site, it shall be limited to right turns only.

NOISE

22. **Adverse Environmental Effect:** Development on the project site under all project options will be exposed to noise levels from traffic-generated noise in excess of City noise standards.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The noise impacts upon the project will be mitigated by: 1) the use of standard building construction practices for the building shell, with closed window operation; 2) the use of acoustical laminated glass or other double-glazing for windows; 3) construction of landscaped berms 3'-5' in height along the roadways at the project perimeter, and; 4) the placement of outdoor use areas in interior courtyards or areas protected by building walls.

23. **Adverse Environmental Effect:** Peak noise from the Shoreline Amphitheatre and/or the NASA-AMES facility would represent a significant nuisance to hotel uses (under Options A.1, B.1, and C).

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The potential peak event noise impacts to hotel uses under Options A.1, B.1, and C will be mitigated by incorporating acoustical laminated glass or other double-glazing in the windows of the hotel on the sides which are exposed to the Amphitheatre and NASA-AMES wind tunnels to avoid impacts to hotel guests.

24. **Adverse Environmental Effect:** The project would result in potentially significant, short-term noise impacts during construction.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The short-term construction noise impacts will be mitigated by implementation of standard noise reduction measures, including: 1) limiting of construction activities to 7 AM - 7 PM; 2) using properly muffled and maintained construction equipment; and 3) acoustical shielding of noisy equipment where possible.

AIR QUALITY

25. **Adverse Environmental Effect:** All of the project options will result in significant increases in carbon monoxide emissions, and Option C would result in significant increases in oxides of nitrogen from vehicular sources in the short-term (year 2000).

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The following mitigation is identified for the short-term emissions impacts from the project: all future development on the site shall prepare trip reduction plans to implement transportation reduction measures, and participate in the existing JPB shuttle program. In addition, projected reductions in future emissions will reduce regional emissions in the long-term.

26. **Adverse Environmental Effect:** Landfill gas and compounds from former landfills could migrate in the soil to the project site, resulting in potentially significant exposure of the site and its occupants to toxic gases.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The closure of the nearby landfills is regulated by state regulations and implemented by the City Public Services Department. The City shall execute all required landfill gas testing and extraction programs to minimize potential exposure of adjacent sites to toxic landfill gases. In the event of gas migration exceeding regulatory levels at the landfill boundary, the City would implement a specific contingency plan in accordance with the provisions contained in the Post-closure Maintenance Plan. Development on the project site will incorporate designs which avoid unventilated ground-level enclosed spaces or provide ventilation under the building slabs.

27. **Adverse Environmental Effect:** Construction on the project site would result in potentially significant, short-term increases in particulates (i.e., dust).

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: The short-term air quality impacts will be mitigated by the following standard practices: 1) watering of all exposed or disturbed soil surfaces at least twice daily, using an appropriate dust palliative or suppressant in the water; 2) covering and anchoring of all stockpiles of debris, soil, or other windblown materials; 3) sweeping construction areas and haul routes of mud and debris; 4) limiting the speed of vehicles to 15 mph in construction areas, and; 5) cleaning construction vehicles before they leave the site.

VISUAL

28. **Adverse Environmental Effect:** The project would result in significant visual impacts under Options A and A.1, resulting from the development of large-scale (up to five story) buildings in an area of existing low-scale development and open space uses.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Statement of Facts: The following measures will reduce visual impacts from development on the site: 1) review of the final project by the City's Site Plan and Architectural Review process; 2) compliance with the design provisions of the Revised Shoreline West Precise Plan; 3) appropriate siting of buildings and the use of landmark building design, public art, special landscape design, and high quality open spaces; 4) integration of buildings, landscaping, pedestrian walkways, and vehicular circulation into a single distinctive project; 5) clustering of buildings to create defined and usable open spaces and maintain views through the site; 6) the use of varying building heights to provide a transition to adjacent open space areas; 7) preservation of view corridors through the sites; 8) minimization of building mass; 9) provision of open space amenities, pedestrian access, and the preservation of views to the adjacent Permanente Creek, while ensuring protection of the creek habitat; 10) use of compatible native species for landscaping within the creek setback; 11) establishment of

special criteria on Site 3B for building siting, height, and design to preserve adequate vistas to the surrounding mountains from Shoreline at Mountain View and to avoid dominating or obstructing the park views; 12) use of landscaping to screen development and buffer views from surrounding areas, including US 101, Shoreline at Mountain View, & the Vista Slope; 13) use of landscaping to screen parking areas; 14) development of a City-approved signage system; 15) use of outdoor lighting which meets City's standards; and 16) compliance with the Permanente Creek Trail Guidelines, currently being prepared by the City.

Statement of Overriding Considerations: The City of Mountain View finds that the benefits of the project outweigh the identified adverse impacts. The benefits include the following: 1) the project creates jobs which directly and indirectly benefits the local economy; 2) the project creates important new industrial/commercial space, without which existing corporations may be forced to move out of Mountain View; and 3) the hotel uses create guest accommodations and conference facilities needed by nearby corporations.

CULTURAL RESOURCES

29. **Adverse Environmental Effect:** Development of the project may result in impacts to archaeological materials, although no known historic or archaeological resources exist on the site.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Should any archaeological resources be encountered during construction, all construction activities shall cease within a 10 foot radius of the find, the City shall be notified, the significance of the find shall be evaluated, and the appropriate measures taken as approved by the City.

PUBLIC SERVICES

30. **Adverse Environmental Effect:** The project will result in a potentially significant increase in the demands upon existing fire services.

Findings: Changes or alterations have been required in, or incorporated into, the project which-mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Options A or B will require staffing an engine with three personnel from 8 AM to 8 PM. Options A.1, B.1, or C will require 24-hour staffing of an engine company. Project options which include hotel uses (A.1, B.1, & C) shall install booster pumps or other means to meet flow requirements, as required by the City.

31. **Adverse Environmental Effect:** The development of the project under Options A.1, B.1, and C will result in significant impacts upon police services, due to increased calls for service associated with the hotel use.

Findings: Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the EIR.

Statement of Facts: Options A.1, B.1, or C will require the addition of one police officer to respond to the projected increase in theft and person crime calls resulting from the project. Developer mitigation fees will offset this impact.

